042.0	0006	0015.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 783,900 / 783,900
					USE VALUE: 783,900 / 783,900
					ASSESSED: 783,900 / 783,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BILLINGS ELIZABETH--ETAL	
Owner 2:	DAVEY JONATHAN E	
Owner 3:		
Street 1:	59 PALMER ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,280 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1901, having primarily Wood Shingle Exterior and 1632 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5280.000	317,600	3,600	462,700	783,900
Total Card	0.121	317,600	3,600	462,700	783,900
Total Parcel	0.121	317,600	3,600	462,700	783,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 480.33 | /Parcel: 480.3

Legal Description

User Acct 29631

GIS Ref

GIS Ref

Insp Date 04/20/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 042.0-0006-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	317,500	3600	5,280.	462,700	783,800	783,800	Year End Roll	12/18/2019
2019	101	FV	244,700	3600	5,280.	491,600	739,900	739,900	Year End Roll	1/3/2019
2018	101	FV	244,700	3600	5,280.	358,600	606,900	606,900	Year End Roll	12/20/2017
2017	101	FV	244,700	3600	5,280.	312,300	560,600	560,600	Year End Roll	1/3/2017
2016	101	FV	244,700	3600	5,280.	266,100	514,400	514,400	Year End	1/4/2016
2015	101	FV	238,500	3600	5,280.	260,300	502,400	502,400	Year End Roll	12/11/2014
2014	101	FV	238,500	3600	5,280.	214,000	456,100	456,100	Year End Roll	12/16/2013
2013	101	FV	238,500	3600	5,280.	203,600	445,700	445,700		12/13/2012

!3595!

PRINT

Date	Time
12/10/20	18:48:34

LAST REV

Date	Time
05/03/18	12:01:01
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3595

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GILMAN MARY R	22376-6		9/9/1992		155,000	No	No		Y

USER DEFINED

Prior Id # 1:	29631
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/5/2008	1395	Porch	9,800					rebuild front porc
8/11/1993	392	Manual	650					REPLACE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
4/20/2018	MEAS&NOTICE	BS	Barbara S
5/6/2009	Measured	189	PATRIOT
4/14/2000	Inspected	264	PATRIOT
2/15/2000	Mailer Sent		
2/15/2000	Measured	197	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5280		Sq. Ft.	Site		0	80.	1.10	1									462,722						462,700	

Total AC/HA: 0.12121 | Total SF/SM: 5280 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 462,722 | Spl Credit | Total: 462,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1901	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.01989794
Adj $ / SQ:	172.108
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390180
Depreciation:	72573
Depreciated Total:	317606

COMMENTS

BSMT SINK/SKYLIGHTS IN UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

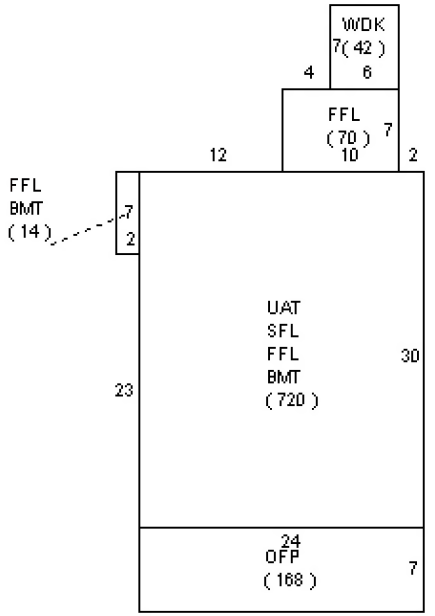
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	172.11
Special Features:	0	Val/Su Net:	123.29
Final Total:	317600	Val/Su SzAd	218.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	804	172.110	138,375
BMT	Basement	734	51.630	37,898
SFL	Second Floor	648	172.110	111,526
UAT	Upper Attic	180	120.480	21,686
OFP	Open Porch	168	26.850	4,510
WDK	Deck	42	16.320	685

Net Sketched Area:	2,576			Total:	314,680
Size Ad	1452	Gross Are	3188	FinArea	1632

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 042.0-0006-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	13X18	A	AV	1920	25.68	T	40	101			3,600			3,600

More:	N	Total Yard Items:	3,600	Total Special Featues:		Total:	3,600